



KOLKATA MUNICIPAL CORPORATION

Chief Valuer & Surveyor's Department

5, S.N. Banerjee Road, Kolkata-700013

SURVEY OBSERVATION REPORT

Run Date : Thu Sep 18 14:23:

Ch.V&S/Form SL.

Building PlanCase 2025070108

Ch.V&S SOR ID. 1445/2025-2026

LAND DETAILS

Assesee Details:	210661004990	Premises No.	122/D/5
Street Name	MATHESWARTOLA ROAD	Ward No	066
BlockNo:	3	Borough No	7
Dag No (C.S.):	660,661...	Touzi No:	
Dag No (R.S.):	660,661...	Holding Map No:	
Mouza No:	TANGRA	Khatian No:	223,611...
JL No:	5	Land Area:	24332.41

BUILDING BLOCK DETAILS

SL. No	Building Height (Mt.)	Building Area(Sq. M.)
1	132.90	24332.41

DEVELOPMENT FEES PAYMENT DETAILS FOR NON RECORDED/KACHHA ROAD(IF

Application Date	Demand No	Demand Amount	Payment Date	Receipt No

1)K.M.C. Alignment Abutting ,Road / Passage (if any)

There is no K.M.C regular line on the aforesaid premises as reported by Draftsman.

2)Character of Abutting Road / Passage

The road partly abutting on southern side and the passage (from A to C)partly abutting on southern side of the aforesaid premises are not recorded as per record.The 30'-0" wide proposed road abutting on eastern side of the aforesaid premises is not recorded as per record. The passages partly abutting on western side (from D to E , F to G and H to I)of the aforesaid premises are not recorded as per record.

3)Width of Abutting Road / Passage

The width of the black top road (P.C Connector) abutting on southern side of the aforesaid premises is 100'-0" as per physical measurement. The width of the passage partly abutting on southern side of the aforesaid premises is 14'-0" at point A,11'-6" at point B & C as per physical measurement. The width of the proposed road abutting on eastern side of the aforesaid premises is 30'-0". The width of the passages partly abutting on western side of the aforesaid premises is 15'-9" at point D TO E ,20'-0" at point F to G and 23'-0" at point H to I as per physical measurement.

4)Other Observation if any

The width of the southern side black top road, passage, western side all passages and eastern side proposed road are recorded as approved by Ch.V & S dated 10.09.2025 as per MC's circular no 52 dt.14.11.2024. The report is framed as per site plan of the annexed drawing and based on the departmental record found till date. Submitted site plan duly signed by me.



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5)Report of A.E. (C)

This report is strictly related to the abutting road/ passage only as shown in the annexed drawing.

78006

SOR REPORT BY S.A.E. (C)



29175

SOR REPORT BY A.E. (C)

Note:- The report is granted on the basis of condition as laid down below. The above all dimensions, if any marked in the Column 4), has been shown in the Site Plan of the Annexed drawing.

CONDITION ON SURVEY OBSERVATION REPORT AS DETAILED ON PREVIOUS PAGE

- A) THIS S.O.R. IS ONLY TO CERTIFY THE WIDTH OF THE MEANS OF ACCESS, ITS CHARACTER & ALIGNMENT, IF ANY.
- B) THIS S.O.R. DOES NOT IN ANY WAY CERTIFY THE OWNERSHIP, RIGHT OF ERECTION AND BOUNDARY OF THE PREMISES AS SHOWN IN THE ANNEXED DRAWING.
- C) THIS SOR WILL NOT BE TREATED AS CLEARANCE IN REGARD TO VESTED LAND WATER BODIES OR CONSTRUCTION OVER TANK / WATER BODY FILLED-UPLAND.
- D) THIS DEPARTMENT HAS NO RECORD REGARDING RESERVATION OF LAND AS REQUIRED IN TERMS OF MUNICIPAL COMMISSIONER'S CIRCULAR NO. 034 OF 2000-2001, AT THE TIME OF SEPARATION AND AMALGAMATION OF THE PLOT(S) OF THE RESPECTIVE PREMISES WAS DONE AT THE TIME OF MUTATION OR NOT.
- E) THIS SOR IS ISSUED ON THE BASIS ON THE SITE PLAN GIVEN BY L.B.S./ ARCHITECT. ANY MISREPRESENTATION OF THE FACTS GIVEN BY L.B.S./ ARCHITECT WILL MAKE LIABLE FOR REVOCATION THE LICENSE OF THE L.B.S. OR INTIMATION TO THE COUNCIL OF ARCHITECTURE FOR REVOCATION OF REGISTRATION. THIS S.O.R. WILL AUTOMATICALLY BE TREATED AS CANCELLED DUE TO SUCH MISREPRESENTATION.

PS Group Realty Pvt. Ltd.

(Constituted Attorney / Authorised Signatory)